

CITY OF NORTON SHORES
PLANNING COMMISSION MEETING
October 8, 2024

A regular meeting of the Norton Shores Planning Commission was called to order on Tuesday, October 8, 2024 at 5:30 p.m. in the community room of the Norton Shores Branch Library, 705 Seminole Road.

Present: Acting Chair Westgate, Commissioners Johnson, Kell, Lans, Philips, Romine, and Trygstad; also, Doug Hughes, Lexi Stibitz, and Ted Woodcock.

Absent: Chairman Carroll and Commissioner Morano

24-P22 Minutes

Commissioner Trygstad moved to approve the minutes of the September 10, 2024 Planning Commission meeting. The motion was supported by Commissioner Romine and carried unanimously.

Public Comment – Agenda

None

24-P23 Special Use Permit – 6440 Lake Harbor Rd., Mark and Sue Langlois

Deputy Clerk Stibitz certified the September 20, 2024 publication and mailing of notices. A public hearing was held.

Mark Langlois, 2081 Maryland Blvd., a potential buyer, explained his need for a Special Use Permit to build a single-family home.

Commissioner Trygstad moved to recommend the special land use permit to Mark and Sue Langlois to use the R-3 Single Family Residential dimensional requirements in the R-5 zoning district at 6440 Lake Harbor Rd. The Planning Commission in the exercise of its discretion, reviewed the particular facts and circumstances of each proposal in terms of all of the following standards and each shall find adequate evidence showing that each much be satisfied. The proposed use will be harmonious with the existing or intended character of the general vicinity and in accordance with the general objectives of the master plan and zoning ordinances of current adoption because it's residential construction; the proposed use will be served adequately by existing essential public services and facilities, such as highways, streets, police and fire protection, drainage structures, refuse disposal and schools, or the applicant will provide for those services and facilities; the proposed use or structures will not cause an overcrowding of land or undue concentration of population; the proposed use is consistent with the public health, safety, and welfare of the City of Norton Shores; and the proposed use

constitutes a socially and economically desirable use of the land when considering those who will use the land, residents and property owners of the immediately adjacent properties, as well as the community as a whole. The motion was supported by Commissioner Lans and carried unanimously.

Commissioner Philips made a motion to approve the site plan to Mark and Sue Langlois to use the R-3 Single Family Residential dimensional requirements in the R-5 zoning district at 6440 Lake Harbor Rd. with the following condition: All staff revisions must be approved prior to final site plan approval being granted. The motion was supported by Commissioner Kell and carried unanimously.

24-P24

Special Use Permit – 5081 Harvey St., Marquee Capital

Deputy Clerk Stibitz certified the September 20, 2024 publication and mailing of notices. A public hearing was held.

Darin Frerichs, 3219 E Koenig Ave Saint Francis, Wisconsin, representing Marquee Capital, was present to give an overview of the proposed project.


Commissioner Philips moved to recommend the special land use permit to Marquee Capital to construct a McAlister's Deli at 5081 Harvey St. The Planning Commission in the exercise of its discretion, reviewed the particular facts and circumstances of each proposal in terms of all of the following standards and each shall find adequate evidence showing that each must be satisfied. The proposed use will be harmonious with the existing or intended character of the general vicinity and in accordance with the general objectives of the master plan and zoning ordinances of current adoption because there are other restaurants in the area; the proposed use will be served adequately by existing essential public services and facilities, such as highways, streets, police and fire protection, drainage structures, refuse disposal and schools, or the applicant will provide for those services and facilities because they are already existing; the proposed use or structures will not cause an overcrowding of land or undue concentration of population because the use is an approved use; the proposed use is consistent with the public health, safety, and welfare of the City of Norton Shores the use is an approved use; and the proposed use constitutes a socially and economically desirable use of the land when considering those who will use the land, residents and property owners of the immediately adjacent properties, as well as the community as a whole the use is consistent with surrounding uses. The motion was supported by Commissioner Johnson and carried unanimously.

Commissioner Lans made a motion to approve the site plan to Marquee Capital to construct a McAlister's Deli at 5081 Harvey St. with the following condition: All staff revisions must be approved prior to final site plan approval being granted. The motion was supported by Commissioner Johnson and carried unanimously.

General Public Comment

None

Meeting adjourned at 5:44 p.m.

A handwritten signature in black ink, appearing to read 'Lexi Stibitz', written over a horizontal line.

Lexi Stibitz, Deputy Clerk